

CHANCERY SALE

ROGER DEAN WILLIAMS
VS
CLINTON HULCHER, et al

NO. 2012-PR-224

By virtue of, and pursuant to, a decree of Chancery Court at Rogersville, TN, pronounced March 6, 2013, I will sell at public sale to the highest bidder the following described property. Said sale shall be CONDUCTED ON THE PREMISES on SATURDAY, the 11th day of MAY, 2013, at 10:01 A.M.

SITUATED in District No. Four of Hawkins County, Tennessee, and being Lot No. 26 of the E.C. Miner Addition to the town of Rogersville, Tennessee; as shown by map or plat of same, duly recorded in the Register's Office for Hawkins County, Tennessee, in Deed Book 65, page 388. Said Lot No. 26 fronts on a 24-foot street a distance of approximately 100 feet and extends westerly therefrom between parallel lines a distance of 182 feet, and being the same premises conveyed Andrew J. Ketron and wife, Lucy P. Ketron, by deed of Kyle H. Johnson, et ux, dated June 16, 1967, of record in the Register of Deeds for Hawkins County, Tennessee, in Deed book 149, page 350, to which reference is hereby made. Reference is further made to a Quitclaim deed between Dora Alvis Ketron, by and through her attorney-in-fact, Roger Dean Williams, et al and Roger Dean Williams, of record in Deed Book 1049, page 119, and the Power of Attorney executed by Dora Alvis Ketron in Record Book 1049, page 115, in the Register of Deeds office aforesaid.

Tax Parcel ID No. 04-101H-E-101H-014.00

Property Address: 212 Hillcrest Street, Rogersville, TN 37857

INTERESTED PARTIES: Clinton Hulcher

TERMS OF SALE

Sale of real property will be 10% down day of sale with the remainder paid on or before 30 days from date of sale. Free from and in bar of the equity of redemption and all statutory rights of redemption. Note with approved security will be required of the purchaser and a lien on the land as further and additional security.

ALL PROPERTY WILL BE SOLD "AS IS" WITH NO WARRANTIES AS TO THE CONDITION OF THE PROPERTY OR ANY IMPROVEMENTS OR FIXTURES THEREON OR THEREIN, AND WITH NO REPRESENTATION BEING MADE AS TO THE STATE OF THE TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE REAL PROPERTY. (Said property will be sold subject to all rights-of-way and easements, applicable building/zoning regulations, any restrictive covenants, as well as any defects including structural defects and/or contamination, if any, which may exist. The Special Commissioner has undertaken NO inspections, examination or clean-up of the subject property.)

This 15th day of April, 2013.

Holly H. Jaynes, Special Commissioner

3X 4-20, 24, 5-1

pc: Phillip L. Boyd, attorney
Clinton Hulcher

CHANCERY COURT SALE

SATURDAY, MAY 4, 2013, AT 10:01 A.M.

509 WEST BROADWAY
ROGERSVILLE, TN 37857

DESCRIPTION: B-1 (neighborhood business) commercial property formerly known as the Sam Self Service Station/Tire Store with attached living quarters. 2 BR 1BA mobile home; no appliances; electric air; gas heat .

TERMS OF SALE: 10% down on the date of sale with the balance due on or before 30 days from date of sale. Free from and in bar of the equity of redemption and all statutory rights of redemption. Note with approved security will be required of the purchaser and a lien on the land as further and additional security

INTERESTED PARTIES: None

ALL PROPERTY WILL BE SOLD "AS IS" WITH NO WARRANTIES AS TO THE CONDITION OF THE PROPERTY OR ANY IMPROVEMENTS OR FIXTURES THEREON OR THEREIN, AND SPECIFICALLY WITH REFERENCE TO ANY ENVIRONMENTAL MATTERS OR CONDITIONS OF THE PROPERTY AS MIGHT BE REGULATED BY ANY LOCAL, STATE OR FEDERAL LAWS OR REGULATIONS, AND WITH NO REPRESENTATION BEING MADE AS TO THE STATE OF THE TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE REAL PROPERTY. (Said property will be sold subject to all rights-of-way and easements, applicable building/zoning regulations, any restrictive covenants, as well as any defects including structural defects and/or contamination, if any, which may exist. The Special Commissioner has undertaken NO inspections, examination or clean-up of the subject property.)

Holly Jaynes, Special Commissioner
423-272-8150

Announcements made on day of sale take precedence over printed matter.